

# For Sale or Lease

## Kvichak Marine Manufacturing Campus

7848 S 202nd St  
Kent, WA

±51,383 SF Total  
Rentable Area with  
±12,252 SF Office



### Features

2 separate buildings

Includes ±8,813 SF mezz office and mezz deck in Building 1 and ±3,217 SF mezz deck in Building 2

Excellent manufacturing facility with manufacturing improvements

Cranes, equipment, and blast/paint booth potentially available

±2.20 acres

70 parking stalls with street parking

Zoned M2 (City of Kent)

Building 1: 2 GL\* / 1 pony dock

Building 2: 4 GL

\*Can convert 1 back to DH

Building 1: ±26' clear height

Building 2: ±24'-26' clear height

Heavy 3-phase power

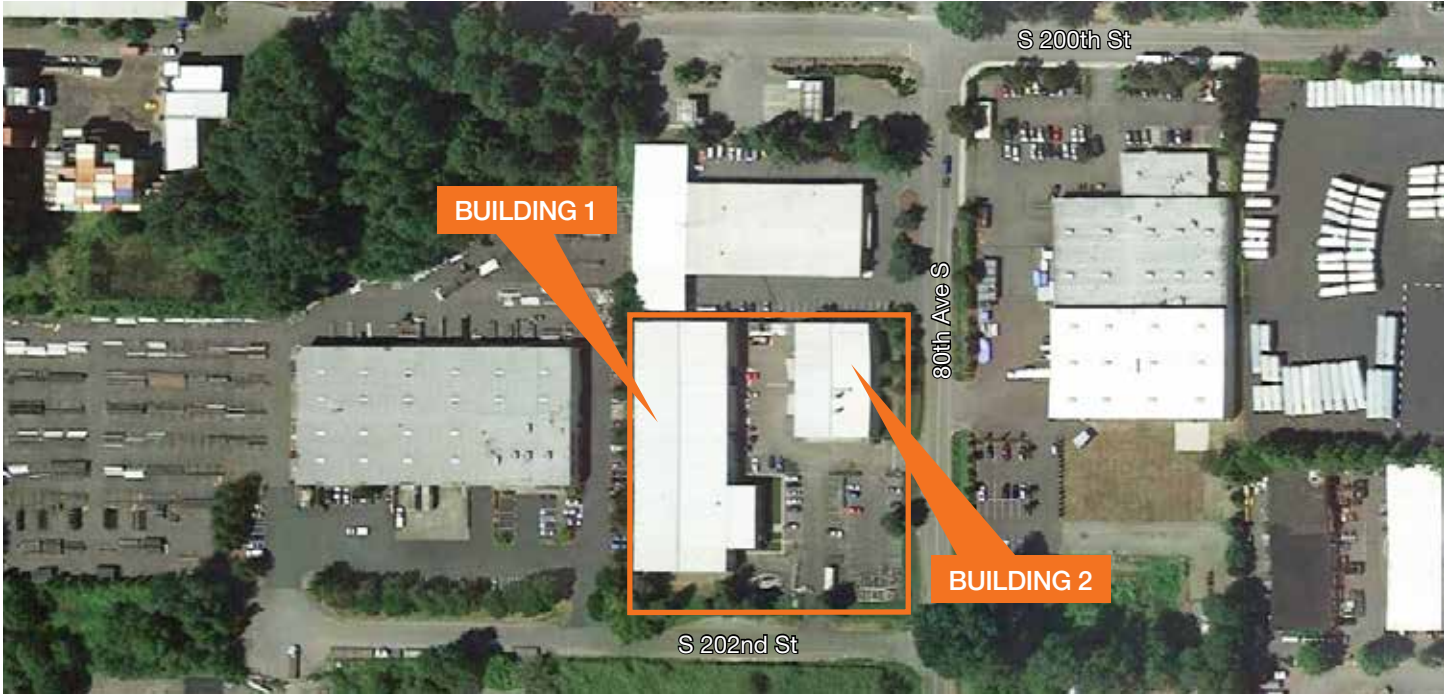
Sale Price: \$6,135,000

Lease Rate: \$33,900, NNN / month

### Contact

**Doug Klein, SIOR**  
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## Kvichak Marine Manufacturing Campus



### **BUILDING 1 - INTERIOR**

±38,166 SF total | ±8,813 SF mezz office | 2,780 SF 1st floor office

### **BUILDING 2 - EXTERIOR**

±13,217 SF total | 3,217 SF mezz area | 659 SF office



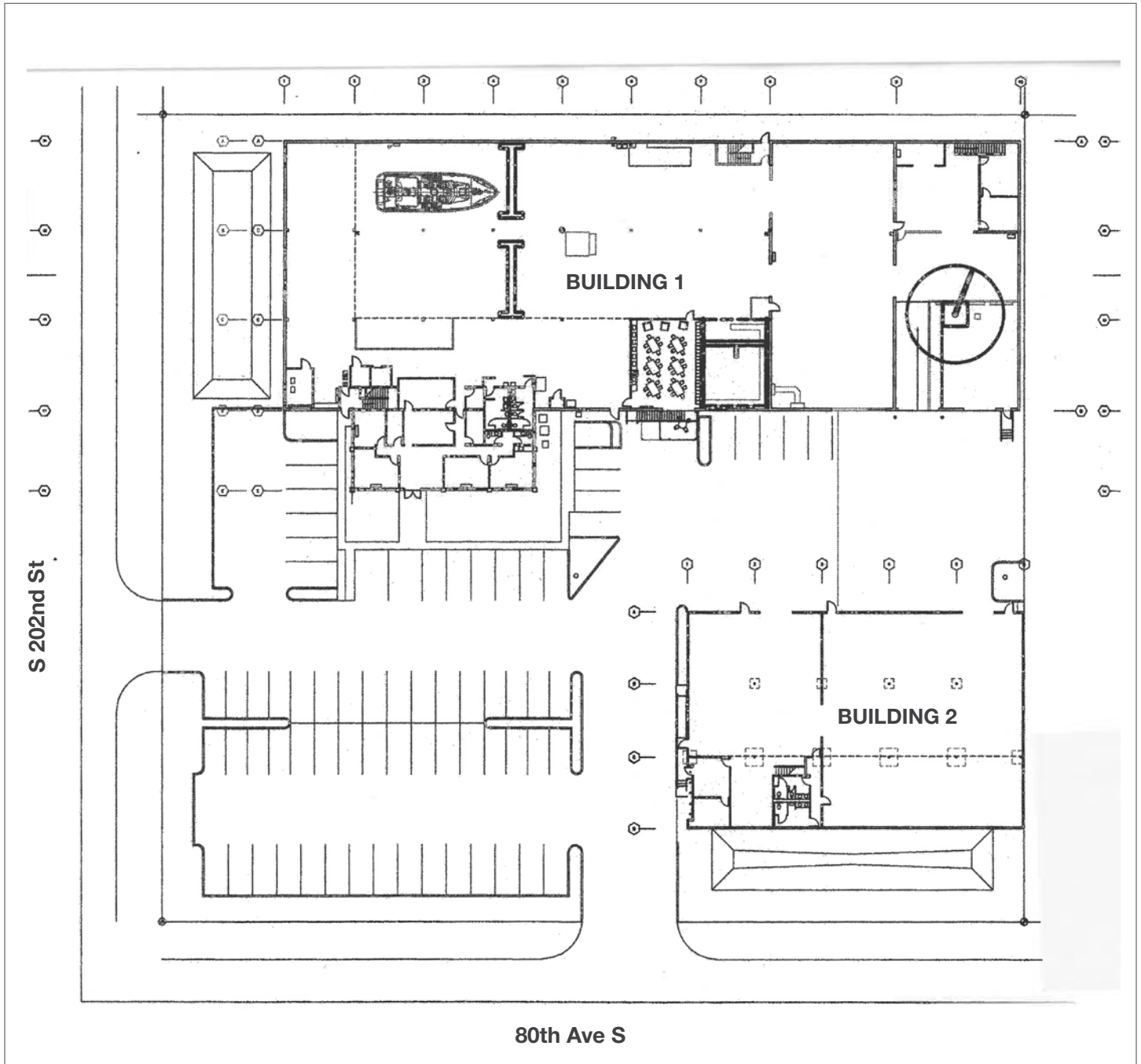
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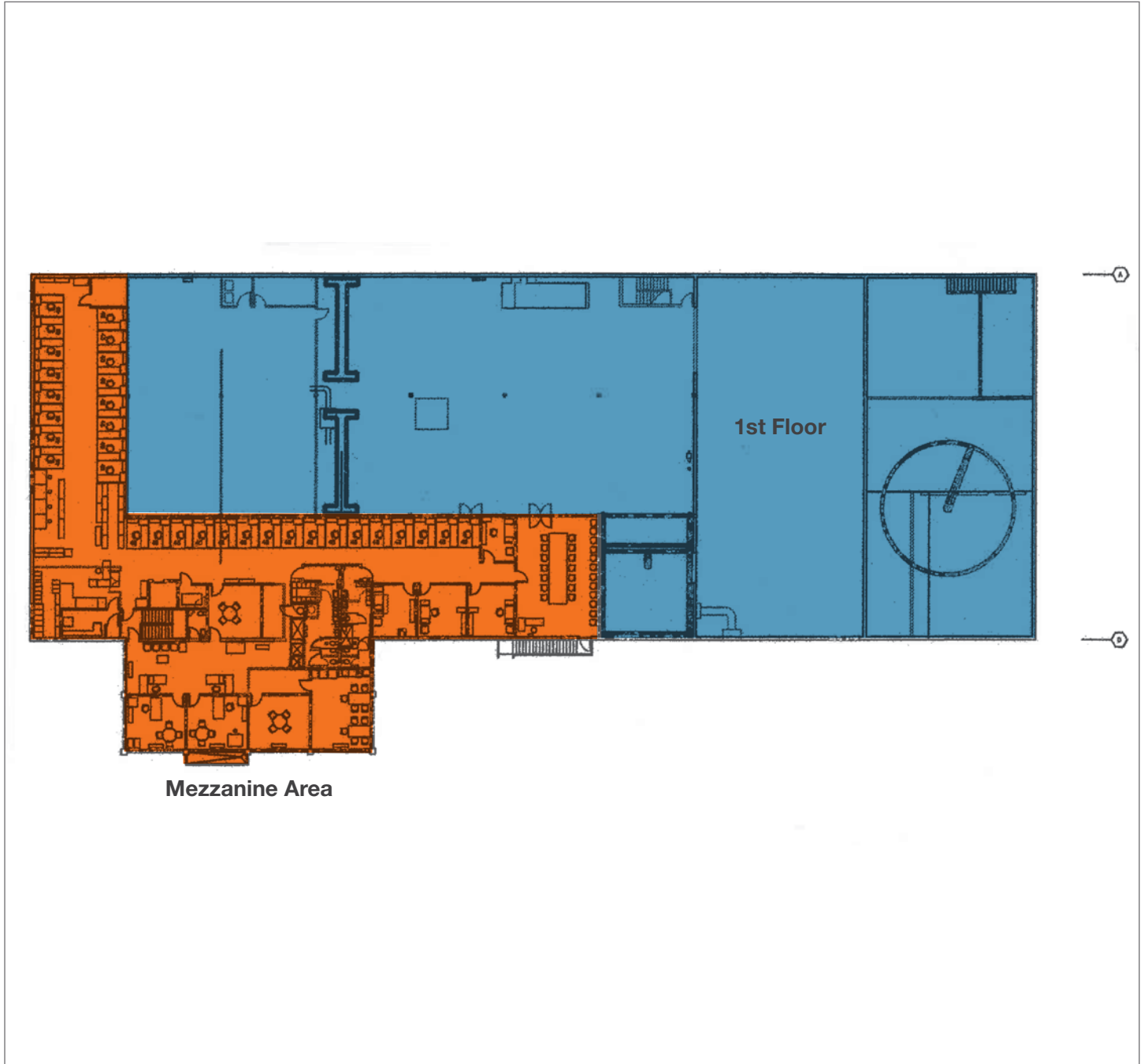
## First Floor Site Plan



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## Building 1 Mezzanine Floor Plan



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